

# PLANNING COMMISSION REPORT



MEETING DATE: December 15, 2004      ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT                      **Terroir Wine Bar - 35-UP-2004**

REQUEST                    Request a conditional use permit for a bar in an existing shopping center located at 7001 N Scottsdale Road #157 with Central Business District, Parking District (C-2 P-4) zoning.

**Key Items for Consideration:**

- No Live Entertainment is proposed with this application.
- No change in the volume or character of traffic.
- Parking requirements are achieved with the existing parking in the shopping center.
- Proposal meets all use permit criteria

**Related Policies, References:**

65-ZN-88 rezoned the property from Resort Residential (R-4R) to Central Business District (C-2).

OWNER                      Desert Troon Properties  
480-585-5247

APPLICANT CONTACT    Daniel Hammons  
480-563-5247

LOCATION                    7001 N Scottsdale Rd

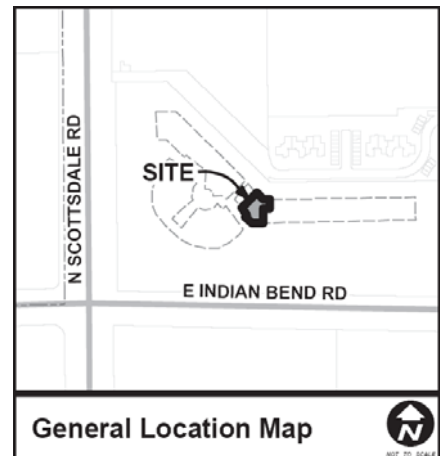
BACKGROUND

**Zoning.**

The site is zoned Central Business District (C-2) with a Parking Overlay (P-4) that allows for a bar with a conditional use permit.

**Context.**

The existing Scottsdale Seville shopping center is located at the northeast corner of Scottsdale Road and Indian Bend Road, specifically 7001 Scottsdale Road. The property directly north of the center is zoned Central Business (C-2) and Multi-Family Residential (R-5). The properties contain an office complex and a condominium complex. Further north is an existing resort. South of the property, beyond Indian Bend Road, is the McCormick Ranch Railroad Park zoned Open Space (O-S). Across Scottsdale Road to the west is the Town of Paradise Valley. The property contains an existing resort (Scottsdale Plaza).



APPLICANT'S  
PROPOSAL**Goal/Purpose of Request.**

The request is for a bar conditional use permit. The existing 2,577 sq. ft. (suite 157) is currently vacant. The applicant proposes to put in a business that is a combination of retail bottled wine sales, wine tasting and classes, rental of wine storage space, and individual wine and beer sales (by the glass). A component of this business is a wine and beer bar, which requires the conditional use permit. The retail beer & wine sales accounts for 65% of the floor area and an anticipated 65% of the revenue. The applicant has indicated that this establishment will serve liquor between the hours of 11:00 am and 10:00 pm Sunday-Thursday and 11:00 am to 11:00 pm Friday and Saturday, however, due to State liquor license processing requirements, they are not required to notify the City or the State if they change their hours of operation. No live entertainment has been proposed with this application.

**Development Information.**

- *Existing Use:* Vacant Suite
- *Buildings/Description:* existing Scottsdale Seville shopping center
- *Parcel Size:* approx. 4.5 acres (gross)
- *Building Height Allowed:* 36 ft.
- *Existing Building Height:* approx. 21 ft.
- *Floor Area of suite:* 2,577 sq. ft. (suite 157)
- *Parking Required:* 28 parking spaces
- *Parking Provided:* 807 parking spaces for entire site

## IMPACT ANALYSIS

**Traffic.**

The proposed bar is in the existing Scottsdale Seville shopping center (suite 157) and is not expanding their floor area. There might be more patrons visiting the suite during the evening hours due to serving beer and wine, but Scottsdale Road has adequate capacity to absorb the trips because they do not occur during peak hours and the trips are spread out from the afternoon to late evening. There are no traffic impacts anticipated with this use.

**Parking.**

As a bar the suite is required to provide 28 parking spaces, including the fenced in outdoor patio space. The current Scottsdale Seville shopping center is required to provide 736 parking spaces, including the new bar, to meet the zoning code parking requirements. The property has 807 existing parking spaces on site.

**Police.**

The Police Department has reviewed and approved the applicant's Security and Maintenance Plan.

**Use Permit Criteria.**

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the

Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - ***If approved, the retail/bar use will not cause damage or nuisance from noise, smoke, odor, dust, vibration, or illumination. The main façade and entrance to the business faces Scottsdale Road and Indian Bend Road, away from any residential use in the area. The applicant has not proposed any new lights and will not be providing any live entertainment.***
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - ***There will be no significant change in the volume or character of traffic if the retail/bar use is approved. The existing space has been included as part of the overall traffic study prepared at the original zoning space. The applicant is not expanding the existing building.***
  3. There are no other factors associated with this project that will be materially detrimental to the public.
    - ***No other detrimental factors will occur with the approval of the proposed bar use.***
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- ***The site is located within an existing Scottsdale Seville shopping center, which consists of a variety of commercial uses. The characteristics of a retail/bar use is reasonable compatible with the types of uses permitted in the shopping center.***
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
1. The use shall not disrupt existing balance of daytime and nighttime uses.
    - ***The retail/bar use is located within the existing Scottsdale Seville shopping center, which consists of a variety of daytime and nighttime uses, including retail and restaurant businesses. The new use will not disrupt the mix of retail and restaurant uses within the center.***
  2. The use shall not disrupt pedestrian-oriented daytime activities.
    - ***The retail/bar use will be located immediately adjacent to the parking lot, providing for easy pedestrian ingress and egress. Daytime pedestrian-oriented activities, found throughout the center will not be are not significantly affected by the retail/bar use.***
  3. If the site is located within the Downtown Overlay District the:
    - a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.

- b. The required parking for the use shall be within 600 feet of the property and shall not be separated from the property by a major or minor arterial street.
        - ***The site is not located within the Downtown.***
4. If the use is located within five hundred (500) feet of a residential use or district then:
  - a. The use shall not adversely impact residential uses.
  - b. The use shall provide methods of buffering residential uses.
    - ***A condominium project has been recently approved on the adjacent northeast parcel. The Scottsdale Seville shopping center faces Scottsdale Road and Indian Bend Road and provides no storefronts or public access to the suites at the rear of the center. Staff has also stipulated that all external doors shall be closes but not locked during operating hours.***
5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.
  - ***The Police Department has approved a Security and Maintenance Plan, which addresses the operational and security logistics of operating a bar.***
6. The applicant shall provide, with the application for a conditional use permit, a written exterior refuse control plan which must be approved by the Planning and Development Department Staff as complying with the written guidelines of the department.
  - ***The existing refuse containers on the property, which are picked up daily, comply with the written guidelines of the department.***
7. The applicant shall demonstrate how noise and light generated by the use shall be mitigated.
  - ***The applicant will not have any live entertainment and has not added or changed any of the existing lighting (interior or exterior) or added any doors or windows to the existing suite.***
8. The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area.
  - ***A parking analysis has been submitted demonstrating that all required parking for the center, including the proposed bar, is provided on-site. There is adequate street capacity to absorb the trips generated from the proposed retail/bar use.***
9. After Hours Establishments must maintain a valid after hours establishment license.  
***The applicant is not proposing any after hours with this application.***

#### **Community Involvement.**

The applicant sent out a letter to all property owners within 750 ft. of the property explaining the proposed project. Following the mailing, the applicant received no verbal or written responses. Staff has also received no phone calls from any neighbors or citizens.

#### **Community Impact.**

- The bar is consistent with the mix of uses found in the Scottsdale Seville shopping center, which includes other restaurants that serve

alcohol.

- The Security and Maintenance Plan has been reviewed and approved by the Police Department.
- Parking is satisfied with existing parking found within the center.
- The proposed use, as stipulated, conforms to the use permit criteria in the zoning ordinance.

**STAFF  
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

Bill Verschuren  
Senior Planner  
480-312-7734  
E-mail: bverschuren@ScottsdaleAZ.gov

**APPROVED BY**

Bill Verschuren  
Report Author



Kurt Jones, AICP  
Director, Current Planning

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Citizen Involvement
7. City Notification Map
8. Floor Plan
9. Site Plan

Bar Use Permit Application  
Project Narrative  
Terroir Wine Pub  
The Scottsdale Seville  
7001 N Scottsdale Rd, Suite 157  
Scottsdale, AZ 85253

( NE Corner of Scottsdale and Indian Bend Rds. )

Section 1.403, D. - Bars, Cocktail Lounges, And/Or After Hours Establishments

- 1 Use will not disrupt existing balance of daytime and nighttime uses.

The wine pub is located in the Scottsdale Seville shopping center. Further, a smaller version of the wine pub is currently in operation in a smaller suite within the shopping center. There is a variety of other restaurants with patio seating within the shopping center including Roy's, Ruth's Chris and smaller cafe's. The wine pub will augment the mix of retail and retail uses within the center. The wine pub will be located immediately adjacent to the parking lot, providing for easy pedestrian ingress/egress.

- 2 The use shall not disrupt pedestrian-oriented daytime activities.

As stated in No. 1 above, the proximity of the wine pub to the parking lot will provide for easy pedestrian ingress and egress. The wine pub is located at the beginning of the main pedestrian area of the shopping center and will not impede daytime pedestrian traffic.

- 3 The site is NOT located within the downtown overlay district.

- 4 The use is NOT located within 500 feet of a residential use or district.

Incorrect. Proposed use  
is within 100' of  
recently approved condo  
project to the  
north.

- 5 An active management and security plan shall be created, approved, implemented, maintained and enforced for the business.

A Security and Maintenance Plan has been submitted for staff / police review / approval.

- 6 The applicant shall provide a written exterior refuse control plan which must be approved by the planning and development department staff as complying with the written guidelines of the department.

The Terroir Wine Pub will be operating within the constraints of a lease agreement with DTR2, LLC, the owners / managers of The Scottsdale Seville. DTR2 has contracted with Waste Management to provide for daily pick-up / disposal of all refuse generated by the shopping center. The current exterior refuse control plan is within the city's guidelines and provides ample receptacles for the wine pub as well as other restaurants such as Ruth Chris and Roy's Pacific Rim Cuisine.

ATTACHMENT #1

35-UP-2004  
11-11-04

Bar Use Permit Application

Project Narrative

Terroir Wine Pub

The Scottsdale Seville

7001 N Scottsdale Rd, Suite 157

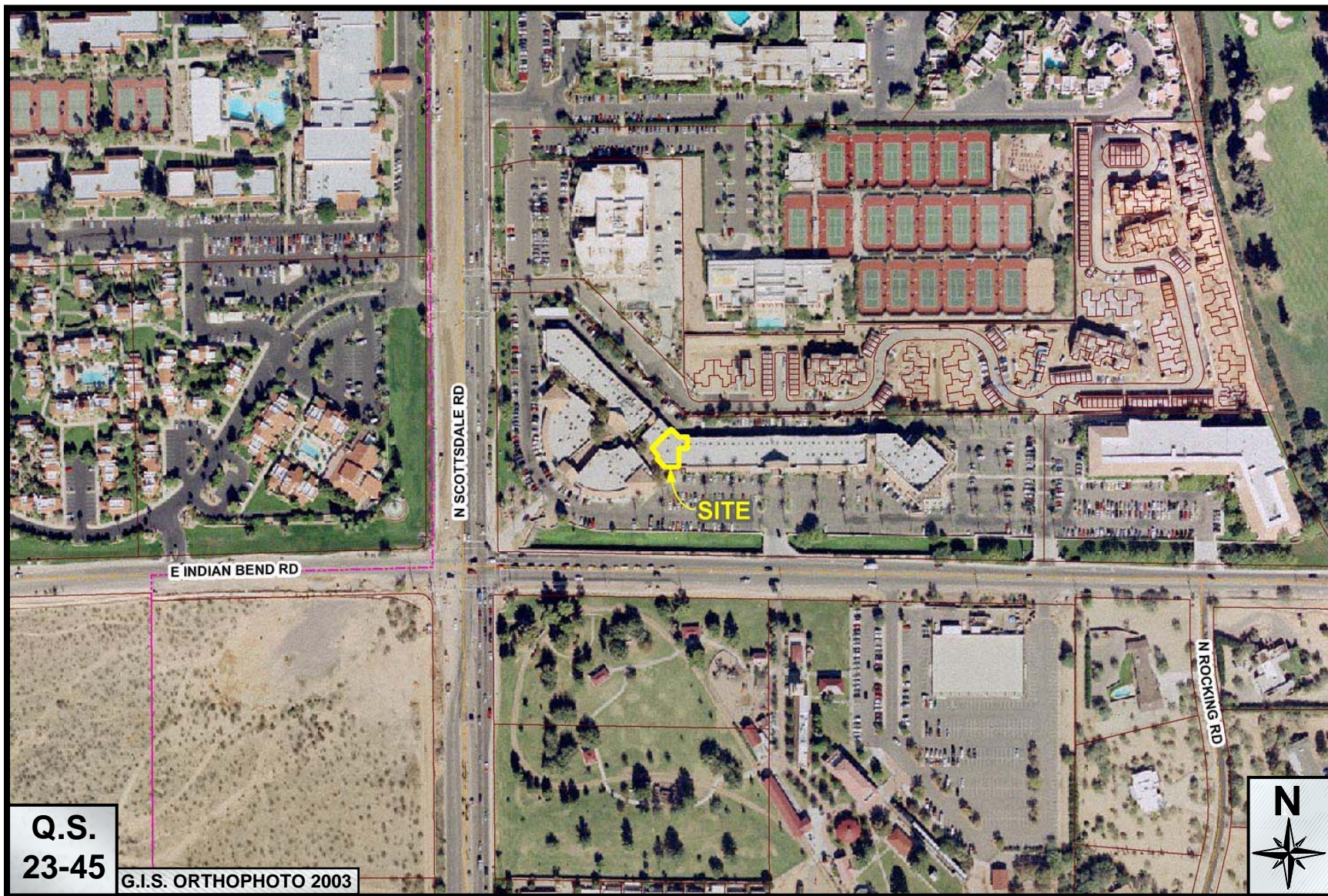
Scottsdale, AZ 85253

( NE Corner of Scottsdale and Indian Bend Rds. )

Section 1.403, D. - Bars, Cocktail Lounges, And/Or After Hours Establishments

- 7 The applicant shall demonstrate how noise and light generated by the use shall be mitigated.  
The applicant will not have live entertainment ( except for that provided in the interior of the space via a Special Event Permit ) and is not proposing live entertainment with this application. There are no plans to change either the interior or exterior lighting.
- 8 The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area.  
There is adequate on-site parking to meet the requirements of the wine pub.  
A parking analysis has been provided to staff demonstrating that the shopping center's parking meets the city's requirements for the wine pub.
- 9 The applicant is not proposing any after hours with this application.





Q.S.  
23-45

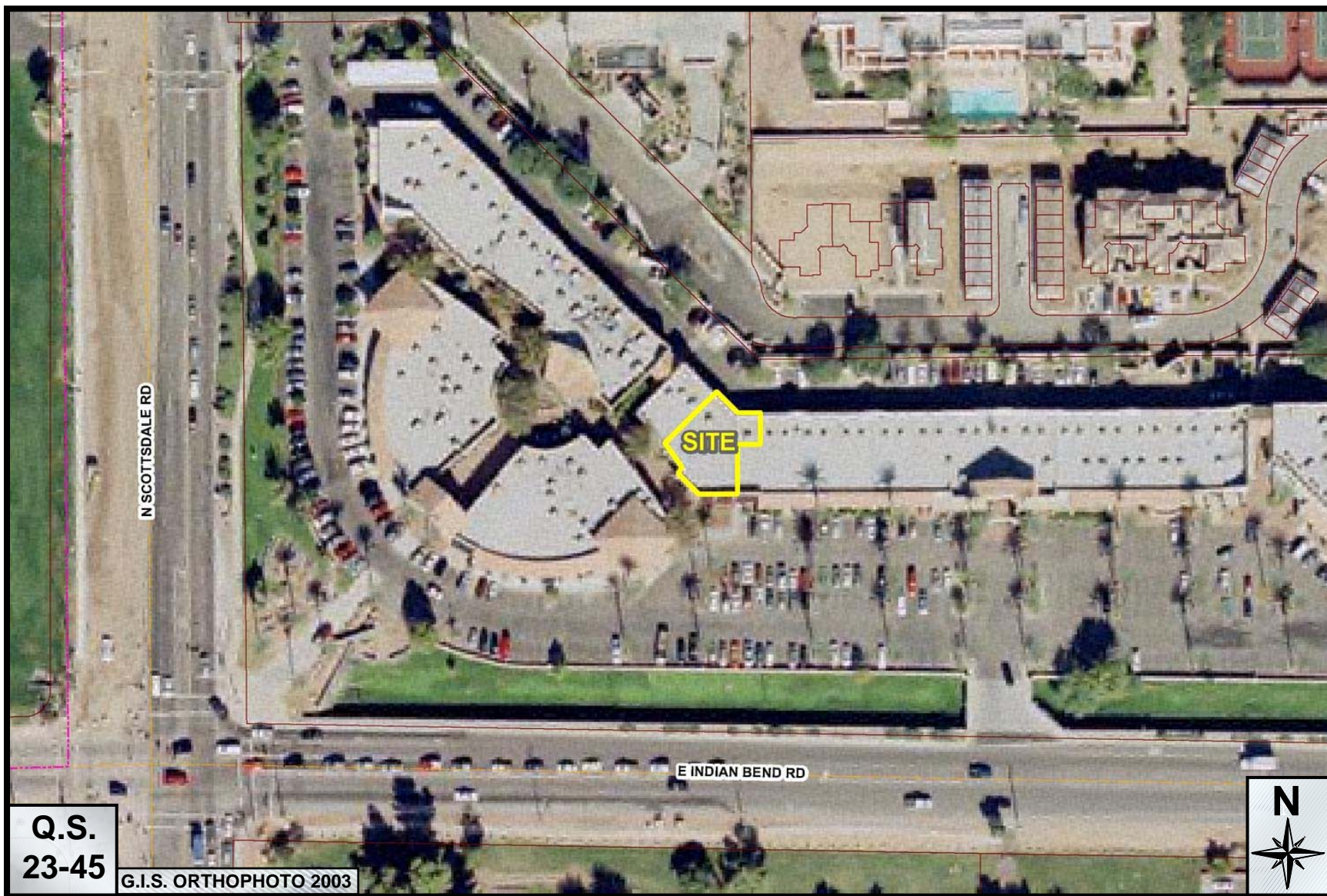
G.I.S. ORTHOPHOTO 2003

Terroir Wine Bar

35-UP-2004

ATTACHMENT #2





Q.S.  
23-45

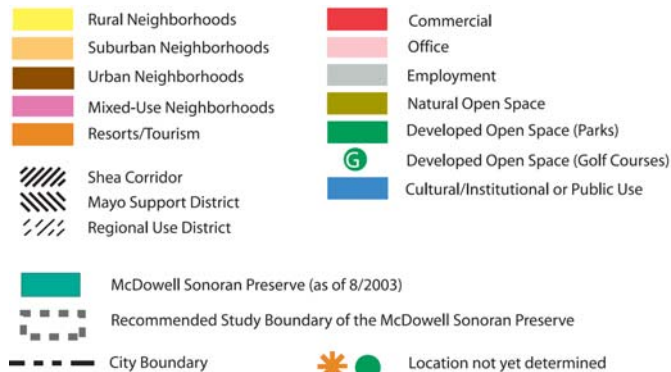
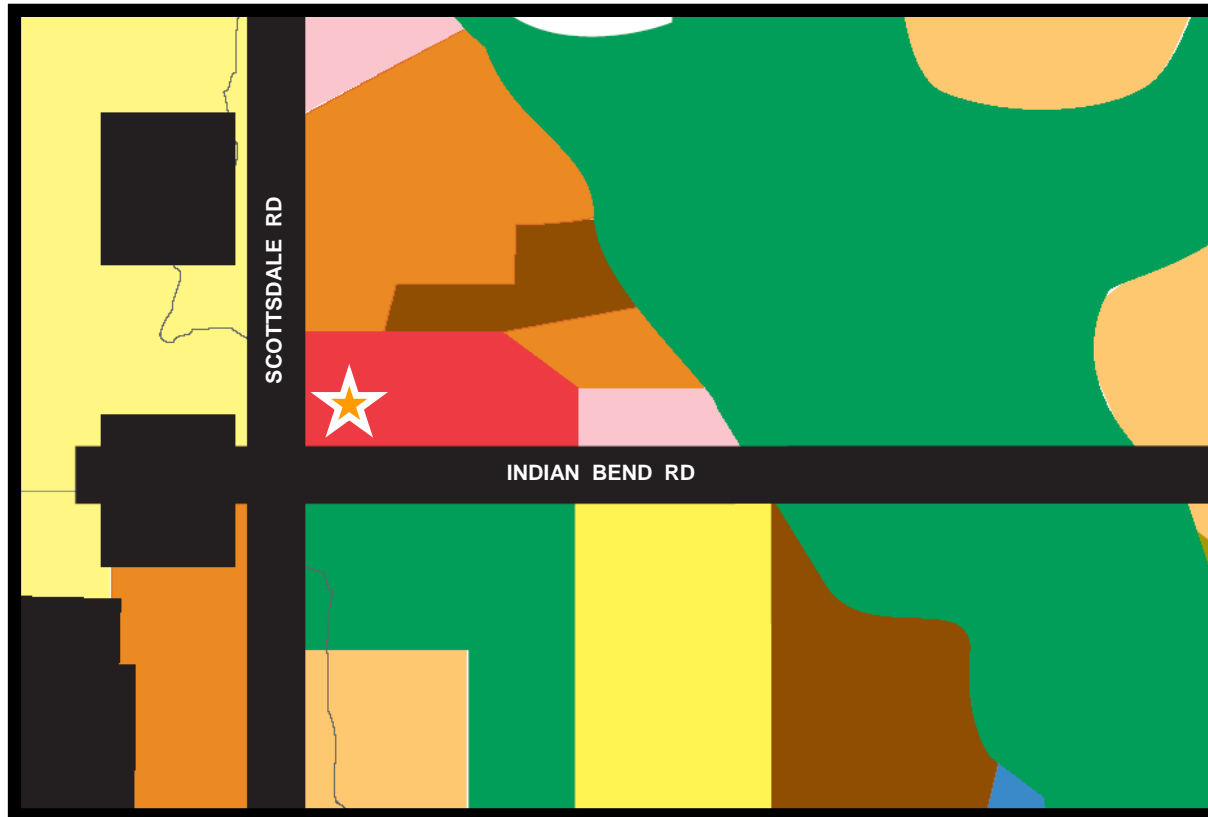
G.I.S. ORTHOPHOTO 2003

Terroir Wine Bar

35-UP-2004

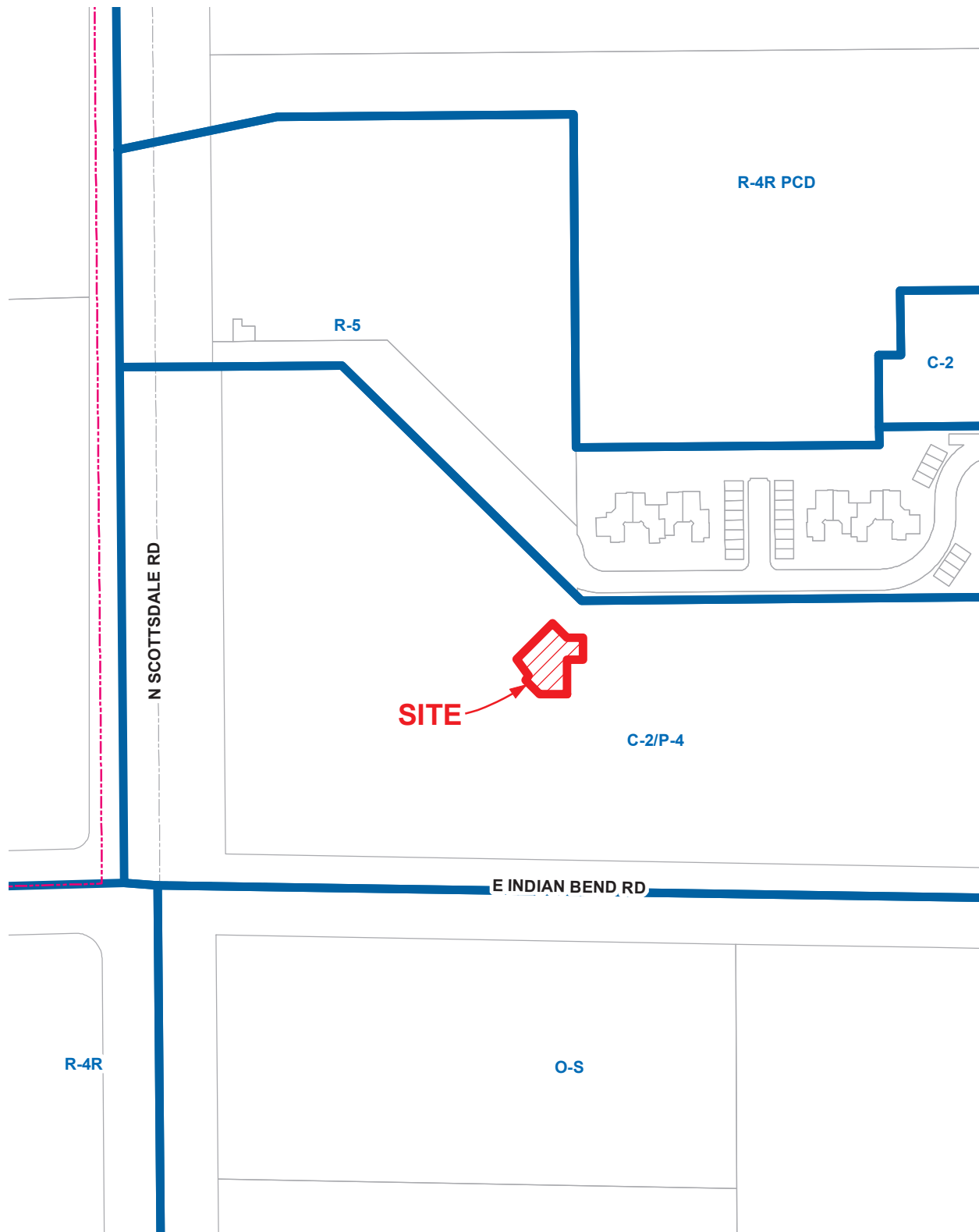
ATTACHMENT #2A

# General Plan (Existing)



**35-UP-2004**  
ATTACHMENT #3

Adopted by City Council October 30, 2001  
Ratified by Scottsdale voters March 12, 2002  
revised to show McDowell Sonoran Preserve as of May 2004  
revised to reflect General Plan amendments through June 2004



35-UP-2004

ATTACHMENT #4

## **STIPULATIONS FOR CASE 35-UP-2004**

### **PLANNING/ DEVELOPMENT**

1. **OPERATIONS.** All operations on site shall comply with the following:
  - a. No live entertainment is approved with this use permit. If the applicant proposes live entertainment, the applicant shall apply for a Live Entertainment use permit.
  - b. All amplified music shall be not heard or have measurable noise emitted past the property line. All external doors shall remain closed, but not locked during operating hours.
  - c. There shall be no amplified music after the business closes at 11:00 p.m.
  - d. The bar operator(s) / merchant(s) shall maintain and conform to the Public Security and Maintenance Plan approved by the Scottsdale Police Department on record with the City of Scottsdale and shall keep a copy on site.
  - e. The bar operator(s) / merchant(s) shall maintain and conform to the refuse and litter control plan approved by the City of Scottsdale's Planning and Development Services Department and applicable departments on record with City of Scottsdale and keep a copy on site. The bar operator(s) / merchant(s) shall remove and dispose of litter and debris assure daily, to the satisfaction of city staff.
2. **CONFORMANCE TO FLOOR PLAN.** The development shall conform to the floor plan drawn by Reigle and Associates and dated 10-10-03.

# **Terroir Wine Bar**

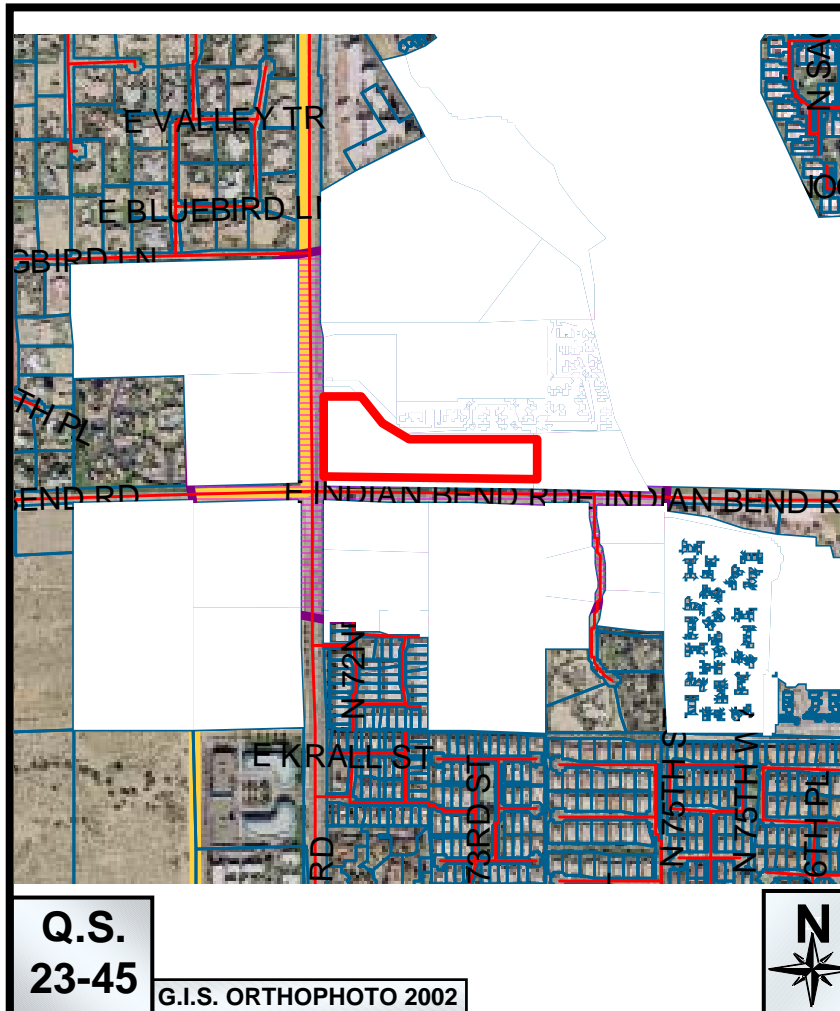
## **35-UP-2004**

### **Attachment #6. Citizen Involvement**

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.



# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

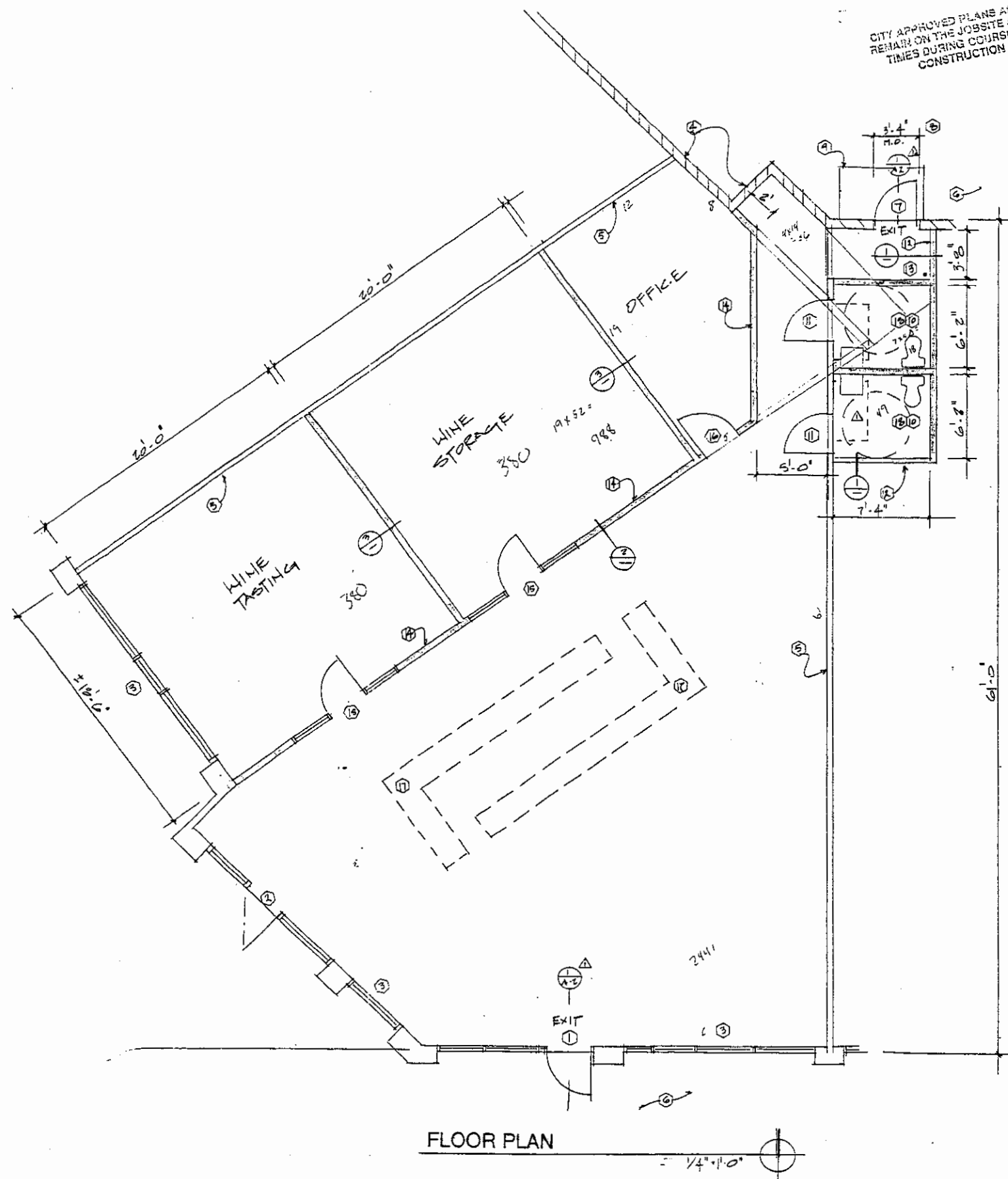
## Additional Notifications:

- Interested Parties
- Coalition of Pinnacle Peak (C.O.P.P.)
- McCormick Ranch Property Owners Association
- Ride n Rock Ranchos
- Sienna Condominiums Homeowners Association

**Terroir Wine Bar**

**35-UP-2004**

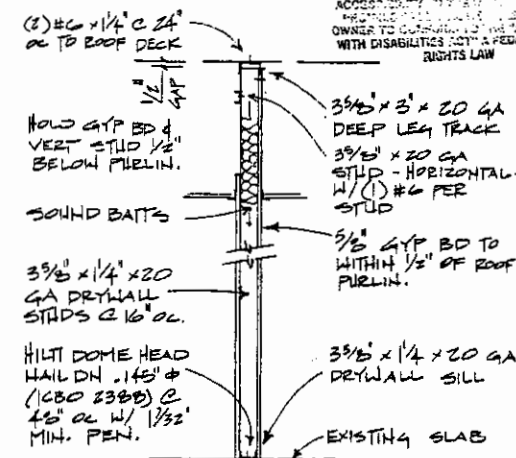
ATTACHMENT #7



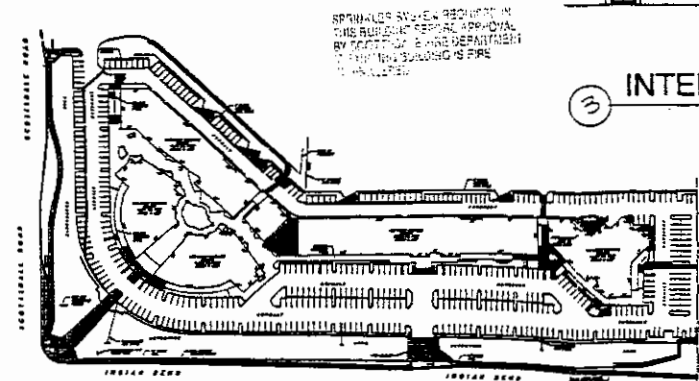
# KEYNOTES:

1. New 3'-0" x 7'-0" glass & aluminum door, to match existing. Add signage to read: "This door to remain unlocked during business hours", above the door. Provide tempered glass on latch side as required.
2. Existing 3'-0" glass door. Not a required exit.
3. Existing glass & aluminum window wall.
4. Existing exterior masonry wall.
5. Existing demising wall.
6. Existing public way.
7. New 3'-0" x 7'-0" insulated HM door & frame, painted to match existing. Provide ADA compliant panic device, threshold, and closer.
8. Sawcut masonry opening in existing masonry wall. Patch and paint wall as required. See Structural detail for lintel information.
9. 4' x 6' concrete stoop, 4" thick. Top of concrete to be not more than 1/4" below floor level. Feather asphalt paving to top of slab to provide ADA compatible exit route.
10. New accessible toilet room. See elevations sheet A-2.
11. New 3'-0" x 6'-8" SC wood door in metal frame. Provide ADA compliant lever type privacy latch and wall signage.
12. New demising partition. See detail this sheet.
13. 2A108C wall hung.
14. New interior partition per detail this sheet.
15. New 3'-0" x 6'-8" SC wood door with tempered sidelight, per Tenant criteria. Provide ADA compatible passage set.
16. New 3'-0" x 6'-8" SC wood door per Tenant criteria. Provide ADA compatible lock set.
17. Indicates customer service millwork / testing bar location. Millwork to be furnished by tenant and is shown for location of utility stubs. Note: Transaction location shall comply with applicable ADAAG requirements.
18. Seamless vinyl floor covering with heat welded seams and integral 6" cove base.

THIS PROJECT HAS BEEN REVIEWED FOR CONFORMANCE TO CITY OF SCOTTSDALE ORDINANCE 15229 (ADA) FOR ACCESSIBILITY. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE COMPLETION OF THE PROJECT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE ORDINANCE 15229 (ADA) AND THE FEDERAL CIVIL RIGHTS LAW.



1. DEMISING PARTITION
2. INTERIOR PARTITION  
SIMILAR WITHOUT SOUND BATTS



## PROJECT SUMMARY

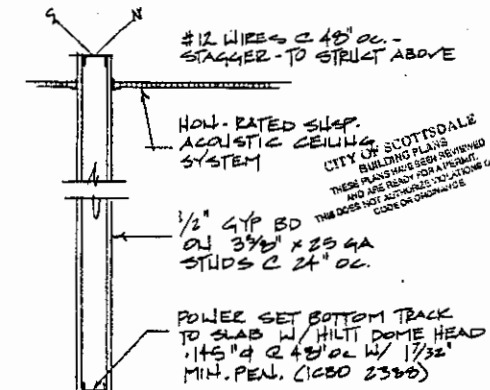
EXISTING ZONING:	C-2 (ESL)
CONSTRUCTION CODE:	2003 I.B.C. (ORD 3505), 2003 I.M.C. (ORD 3506), 2003 I.F.C. (ORD 3507), 1994 U.P.C. (ORD 2795) IAPMO EDITION, 1999 N.E.C. (ORD 3413)
EXISTING CONSTRUCTION TYPE	III-B
OCCUPANCY	M
FIRE SPRINKLERS	YES
BUILDING AREA	UNCHANGED
FLOOR AREA	2,700 SF
OCCUPANT LOAD:	90 OCCUPANTS
EXITS REQUIRED	TWO

- NOTES:
- MODIFY THE AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13.
  - NOTIFY THE ARCHITECT IF EXISTING CONDITIONS ARE NOT AS DEPICTED.
  - ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
  - ALL GLASS IN HAZARDOUS AREAS AND 18" OF THE FLOOR OR WITHIN 24" FROM THE DOOR JAMB OF THE ACTIVE LEAF OF A DOOR OR ANY OTHER WAY SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS.
  - ALL PRODUCTS LISTED BY ICBO / NER NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INST. PRODUCT SUBSTITUTIONS SHALL ALSO HAVE ICBO APPROVED EVALUATION REPORT, OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCY.
  - SIGNS REQUIRE SEPARATE APPROVAL & PERMIT.
  - ALL ROOF MECHANICAL & COMMUNICATIONS EQUIPMENT SHALL BE COMPLETELY SCREENED BY PARAPET WALLS, OR WITHIN THE ROOF STRUCTURE.
  - NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
  - MAINTAIN A MINIMUM OF 44" CLEAR UNOBSTRUCTED EMERGENCY EXIT AISLE TOWARDS DESIGNATED EXITS.

### NOTE TO ZONING PLAN CHECK:

- PARKING REQUIRED:  
THIS PROJECT (2,700 SF / 250) = 10.8 SPACES  
THE PARKING FOR THIS BUILDING IS EXISTING.

△ TENANT IS A RETAIL STORE FOR WINES  
△ NEW ROOFTOP EQUIP IS NOT TALLER THAN EXISTING UNITS - ALL ARE SCREENED BY EXISTING PARAPET WALLS.



3. INTERIOR PARTITION  
1'-4'-0"

PLAN CHECK: 12/12/03  
WATER, WASTE, VENT, EXISTING OR NEW  
BUILDING SUPPLY LINE SIZE  
AN APPROVED TYPE AND SIZE SHALL BE PRECEDED BY AN APPROVED TYPE AND SIZE FOR INSTALLATION  
Michael R. Focant  
12/1/03

RDH CONTRACTING, INC.  
P.O. Box 44025 Phoenix, AZ 85064  
(602) 285-9400 146247 KB-1

REVISIONS	BY
11-21-03	R

REIGLE & ASSOCIATES  
ARCHITECTURE, PLANNING, LTD  
11244 N. 34th Street, Suite 200 Phoenix, AZ 85018 (602) 944-1100 FAX 602-944-1100



INTERIOR IMPROVEMENTS FOR:

HOUSE WINES

7001 N. SCOTTSDALE RD #156 SCOTTSDALE, AZ 85250

DRAWN	R
CHECKED	R
DATE	10-10-03
SCALE	NOTED
JOB NO.	0302.11
SHEET	A-1

GENERAL NOTES	
5.	ALL MATERIAL SHALL BE U.L. LISTED AND APPROVED PER N.F.P.A.
6.	FIRE SERVICE CONNECTIONS SHALL BE MADE AND PAID FOR BY THE CONTRACTOR
7.	TRENCHING BACKFILL AND COMPACTION WILL BE PER GENERAL MECHANICAL SPECIFICATIONS
8.	SPRINKLER HEAD WHERE LOCATED IN ACOUSTICAL TILE CEILINGS SHALL BE LOCATED AT THE CENTER OF TILE SQUARES.
9.	ALL SPRINKLER HEADS SHALL BE CONCEALED WITH THE RECESS COVER TO MATCH THE COLOR OF THE CEILING
<b>PLUMBING:</b>	
1.	THE CONTRACTOR'S WORK SHALL INCLUDE ALL PIPE, VALVES, FITTINGS, REDUCERS, STOPS, SADDLES, ETC. REQUIRED FOR COMPLETE OPERABLE SANITARY WATER, STORM DRAINAGE AND SEWER SYSTEMS.
<b>ELECTRICAL:</b>	
1.	EXIT SIGNS AND EXIT ILLUMINATION SHALL BE SUPPLIED BY TO SEPARATE CIRCUITS, ONE OF WHICH SHALL BE SEPARATED FROM ALL OTHER CIRCUITS IN THE BUILDING AND INDEPENDENTLY CONTROLLED OR PROVIDE SELF-ILLUMINATING EXIT SIGN APPROVED BY A RECOGNIZED AGENCY.
<b>PERMITS:</b>	
1.	THE CONTRACTOR SHALL PAY FOR ALL BUILDING PERMITS AND CONCRETE TESTING WHERE APPLICABLE.

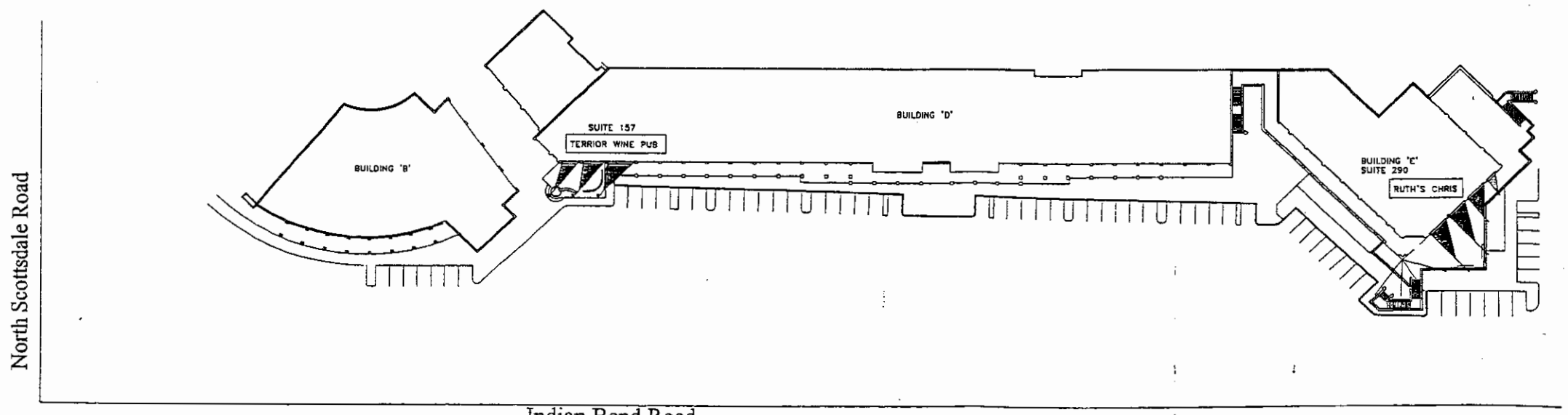
GENERAL NOTES	
25.	ALL MECHANICAL SYSTEMS INSTALLED AND OR MODIFIED IN THIS WORK SHALL BE INSTALLED PER THE UNIFORM MECHANICAL CODE AND ALL LOCAL AMENDMENTS.
26.	ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE PROJECT AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK AND TO NOTIFY PRIOR TO THE START OF CONSTRUCTION ANY VIOLATIONS OR EXISTING CONDITIONS WHICH PROHIBIT THE EXECUTION OF THE WORK PER THESE DOCUMENTS OR THE RELATED SECTIONS OF THE BUILDING CODES.
<b>NOTE:</b> THE CONTRACTOR / OWNER SHALL HAVE THE SITE BLUESTAKED AND STAKED AT THE CORNER OF THE PROPERTY TO PROVIDE PROPER UTILITY AND PROPERTY LINE LOCATIONS FOR THE EXECUTION OF THE WORK.	
<b>FIRE SYSTEM:</b>	
1.	THE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXECUTION OF ALL SPRINKLER INSTALLATION IN ACCORDANCE WITH APPROVED CITY CODES AND PRACTICES.
2.	THE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF SPRINKLER HEADS WITH LIGHTING FIXTURES WITH PARTITIONS AND EQUIPMENT.
3.	THE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXECUTION, SUBMISSION AND APPROVAL OF SPRINKLER DRAWINGS THE CITY OF SCOTTSDALE, AZ.
4.	INSTALLATION OF THE FIRE SYSTEM WILL BE PER N.F.P.A. AND THE FIRE DEPARTMENT OF THE CITY OF SCOTTSDALE, AZ.

GENERAL NOTES	
16.	PROVIDE ALL FIREBLOCKING, FIRESTOPS AND DRASTOPS IN FLOORS, WALLS, PLenums AND ATTICS AS REQUIRED BY CODE.
17.	NOT USED
18.	SMOKE DETECTORS SHALL BE INSTALLED PER N.F.P.A. AND U.S.C.
19.	ALL MECHANICAL SHAFTS AND DUCTS EXTENDING THROUGH FLOORS SHALL BE ENCLOSED IN A SHAFT OF ONE-HOUR FIRE-RESISTANT CONSTRUCTION.
20.	ALL GYPSUM BOARD SHEATHING IN BATHROOMS SHALL BE M.R. TYPE "X" AND TO FIVE FEET ON EITHER SIDE OF KITCHEN SINK IN KITCHEN
21.	ALL EXISTING PLUMBING EFFECTED IN THIS WORK SHALL BE INSTALLED AND OR TERMINATED PER THE UNIFORM PLUMBING CODE AND ALL LOCAL AMENDMENTS
22.	ALL PLUMBING TERMINATION SHALL BE CONCLUDED WITHIN WALLS AND BELOW ASSOCIATED SLABS PER CODE.
23.	ALL CONNECTIONS TO THE EXISTING SEWER SYSTEM INSTALLED IN THIS WORK SHALL BE PER THE MARICOPA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH AND SHALL BE APPROVED BY THAT AGENCY PRIOR TO CONNECTION
24.	ALL ELECTRICAL RECEPTACLES AND FIXTURES INSTALLED AND OR TERMINATED IN THIS WORK ALL BE EXECUTED PER THE NATIONAL ELECTRICAL CODE ALL LOCAL AMENDMENTS

GENERAL NOTES	
7.	COLOR SELECTION SHALL BE BY ARCHITECT / OWNER FOR ALL PAINTED ITEMS.
8.	THE CONTRACTOR SHALL PROVIDE ALL WORK NECESSARY TO COMPLETE A WEATHER TIGHT, FINISHED PRODUCT.
9.	ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
10.	CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
11.	THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AND PROTECT SAME.
12.	ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED AS REQUIRED BY CODE.
13.	THE STARTING OF WORK BY ANY CONTRACTOR OR SUB-CONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
14.	ALL COMPONENTS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURER'S PRINTED INSTRUCTIONS.
15.	AT THE JUNCTURE OF ALL DISSIMILAR MATERIALS, PROVIDE PROTECTIVE SEALANT TO COATINGS AS APPLICABLE PER PLANS AND SPECIFICATIONS.

GENERAL NOTES	
1.	WHEN REFERENCE IS MADE TO A PARTICULAR MANUFACTURED SYSTEM, ALL APPLICABLE PARTS AND MATERIALS SHALL BE SUPPLIED AND INSTALLED.
2.	IF THE CONTRACTOR OBSERVES ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, HE SHALL PROMPTLY NOTIFY THE ARCHITECT, REQUESTING CLARIFICATION. IF THE CONTRACTOR PROCEEDS WITH WORK AFFECTED BY SUCH ERRORS, DISCREPANCIES OR OMISSIONS WITHOUT RECEIVING SUCH CLARIFICATION, HE DOES SO AT HIS OWN RISK. ANY ADJUSTMENTS INVOLVING SUCH CIRCUMSTANCES MADE BY THE CONTRACTOR, PRIOR TO APPROVAL BY THE ARCHITECT, SHALL BE AT THE CONTRACTOR'S RISK AND THE SETTLEMENT OF ANY COMPLICATIONS OR DISPUTES ARISING THEREFROM SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE.
3.	PLANS ON CONSTRUCTION SITE SHALL BE IN "BLACKLINE" PRINT FORM. ANY "BLUELINE" PRINTS ARE NOT APPROVED FOR CONSTRUCTION USE.
4.	FIRE DEPARTMENT ACCESS AND WATER TO SITE SHALL BE MAINTAINED DURING CONSTRUCTION.
5.	MAINTAIN MINIMUM 6" VERTICAL DISTANCE BETWEEN FINISH FLOOR AND ADJACENT GRADES, SLOPE MIN. 5% FOR FIRST 10' AWAY FROM BUILDING TOWARDS APPROVED DRAINAGE FACILITIES.
6.	GLAZING IN DOORS, ADJACENT TO DOORS, AND CLOSER THAN 18" TO FINISHED FLOOR SHALL BE SAFETY TYPE, ACCORDING TO GOVERNING CODES. GLAZING SHALL BE TEMPERED AS REQUIRED BY GOVERNING CODES.

SHEET INDEX	
ARCHITECTURAL (P/NY CO.)	
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AQ.2	SPECIFICATIONS
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STRUCTURAL (PETROCELLI)	
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PLUMBING (M/P DESIGNS)	
P-1	GAS PIPING PLAN
DESIGN DATA	
SITE LOCATION	SEVILLE CENTER
	7001 NORTH SCOTTSDALE ROAD PARCEL 174-23-005V QUARTER SECTION 23-45 STAFF APPROVAL: 267-SA-2004
SITE ZONING:	C-2 / P-4
CONSTRUCTION CODE:	2003 I.B.C. 2003 U.M.C. 2003 L.F.C. 1998 N.E.C. 1994 U.M.C.
OCCUPANCY:	8-1 / 82
USE:	PROVIDE SHADE CANOPIES AND OUTDOOR FIREPLACE AT RUTH'S CHRIS AND CANOPIES AT TERROR WINE PUB
AREA OF PROJECT:	
RUTH'S CHRIS PATIO (SUITE 290):	750 SQUARE FEET
TERROR PATIO (SUITE 157):	1525 SQUARE FEET
TOTAL AREA:	2275 SQUARE FEET
CONST. TYPE:	II-N FULLY SPRINKLERED
PROPOSED USE:	OUTDOOR PATIO
EMERGENCY LIGHTING:	YES
SPRINKLERS (AFES):	YES
FIRE ALARM:	YES
VICINITY MAP	
TEAM MEMBERS	
OWNER	STRUCTURAL
DESERT TROOP COMPANIES 8900 E. PINNACLE PEAK RD. SUITE 1200, SCOTTSDALE, ARIZONA (480) 563-5247	PETROCELLI STRUCTURAL ENGINEER 7754 WOLF CANYON STREET MESA, ARIZONA 85207 (480) 854-3353
ARCHITECT	CONTRACTOR
THE PHOENIX - NEW YORK COMPANY 7363 EAST TIERRA BUENA LANE SCOTTSDALE, ARIZONA (480) 348-8287	COMPASS WEST INC. 21802 NORTH 21ST AVE. PHOENIX, ARIZONA 85027 (602) 492-0178
M/E/P DESIGNS 426 W. SOUTHERN AVE. TEMPE, ARIZONA (480) 964-1616	



Seville Center Partial Site Plan  
SCALE 1" = 40'-0"

The
Phoenix - New York
Company
A Design Consultancy
7363 E. Tierra Buena Ln., Scottsdale, AZ 85260
(480) 348-8287

Patio Renovations Scottsdale Seville Center
7001 N. Scottsdale Rd. Scottsdale, Arizona
SITE PLAN AND GENERAL NOTES

A0.1
2004-23
September 21, 2004

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